

771 North College Road – Twin Falls, Idaho Surplus Property**REQUEST FOR OFFERS TO PURCHASE.**

All reasonable offers will be considered. Seller reserves the right to reject all offers.

All offers to purchase must be received or postmarked by August 5, 2011, 5:00 P.M.

Submittals must include receipt of proof of financial ability to pay full Bid price at closing. Acceptable proof of such financial ability shall be: (1) A letter from a financial institute clarifying bidders prequalification to place a bid at no less than offer amount submitted; OR (2) A cash (or cash equivalent) deposit of the full offer amount submitted.

Interest being disposed of is the leased fee reversionary interest in the property and the future interest in the building and improvements. The property will be sold as is. Successful bidder will be required to assume the existing Ground Lease contract. Current Ground Lease expires April 15, 2031.

Located in the City of Twin Falls primary retail/commercial area, adjacent to Blue Lakes Blvd. on North College Road which leads directly to the College of Southern Idaho! Twin Falls is a community hub for N. Nevada and the south central Idaho region known as the Magic Valley.

**For more information or to submit an Offer, Please Contact:**

Idaho Department of Lands, P.O. Box 83720, 300 N. 6th St. Suite 103, Boise, Idaho 83720-0050,
(208) 334-0200 Fax (208) 334-3698 lmadminhelpdesk@idl.idaho.gov

Visit our website: www.idl.idaho.gov/bureau/RealEstate/index_re.htm

Disclaimer: This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.

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PROPERTY DESCRIPTION

This site is located south of the Magic Valley Mall and east of the College of Southern Idaho within the City of Twin Falls. The property is an improved 2 acre site with an office building containing 12,224 square feet of rentable area. There is 264 feet of primary street frontage to North College Road. The property is improved with a one-level structure, constructed in 1996 and is 100% leased. The building is a Class C construction with masonry and metal with ribbed metal prefinished roof. The flooring is poured concrete slab. The HVAC system is a gas fired roof-mounted unit. Site improvements include perimeter landscaping, underground sprinkler irrigation system, concrete sidewalks, and paved marked parking spaces.

LEGAL DESCRIPTION:

Located in Southeast quarter of the Northeast quarter of (SE1/4NE1/4), Section 4, Township 10 South, Range 17 East, B.M., Twin Falls Co, Idaho
Being: Lot 1, Block 4, Breckenridge Farms Phase V Subdivision

SIZE:

2.0 acres, more or less or 87,117 square feet

HIGHEST AND BEST USE:

C-1, Commercial

IMPROVEMENTS:

12,224 square foot building

UTILITIES:

Water, Sewer, Gas, Power and Phone

2008 APPRAISED VALUE:

\$ 450,000.00 (Interest Land \$345,000, Interest Improvements \$105,000)

The successful bidder will be responsible for all cost of sale including appraisal, advertising, closing costs and title insurance premiums if applicable. If a reasonable offer is accepted the successful Bidder will be required to sign a Purchase and Sale agreement and make a deposit for the amount of \$5,161.57 for the appraisal, advertising, and Deed Fee.

Reservations:

Lands listed for sale are typically subject to a prior reservation to the United States of America for rights of way over and across said lands for ditches and canals constructed by authority of the United States. All mineral rights are normally reserved to the State of Idaho.

No Warranty of Suitability, Environmental Cleanliness or Property Title:

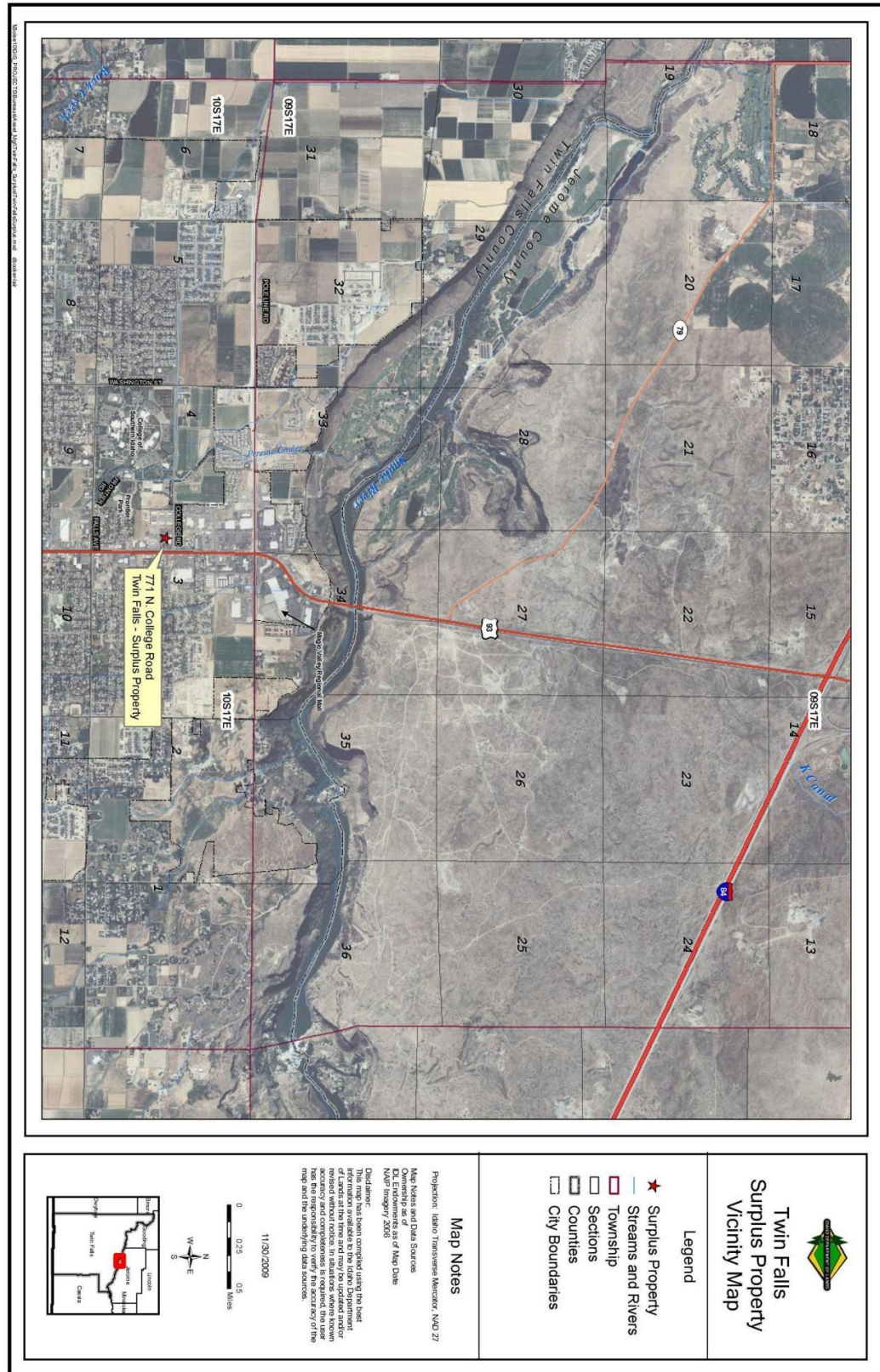
The potential purchaser is encouraged to perform their own due diligence in regard to the status of property title or environmental conditions of the property being sold by the State of Idaho. The State of Idaho provides no warranty of suitability, environmental cleanliness or property title.

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